

Planning & Development Report to  
Calgary Planning Commission  
2021 February 18

ISC: UNRESTRICTED  
CPC2021-0205  
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## Policy Amendment and Land Use Amendment in Mount Pleasant (Ward 7) at 469 - 21 Avenue NW, LOC2020-0150

### RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.054 hectares  $\pm$  (0.133 acres  $\pm$ ) located at 469 - 21 Avenue NW (Plan 21290, Block 23, Lots 36 and 37) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

### HIGHLIGHTS

- The proposed land use amendment would allow for rowhouses, in addition to the building types already allowed (e.g. single detached, semi-detached and duplex dwellings, together with secondary suites).
- This application represents an appropriate density increase of the site, allows for development that will be compatible with the character of the existing neighbourhood, and is in keeping with the applicable policies of the *Municipal Development Plan* and the *North Hill Area Redevelopment Plan*, as amended.
- What does this mean to Calgarians? This provides a modest increase in density, in a low density residential form, in close proximity to established transit routes, outdoor amenity areas and commercial offers in an established inner city neighbourhood.
- Why does this matter? This application provides a greater choice of housing in established areas, close to a range of goods and services, and utilizes existing infrastructure.
- A minor amendment to the *North Hill Area Redevelopment Plan* (ARP) is required to accommodate the proposed land use.
- There is no previous Council direction in relation to the proposed land use redesignation.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

### DISCUSSION

This land use amendment application was submitted by Horizon Land Surveys on behalf of then landowner, Anne Hodgson, on 2020 October 20. The applicant has confirmed that ownership of the site has since changed to Shuguang Zhang. The Applicant Submission (Attachment 3) indicates that the landowner is seeking to redevelop this property with a four-unit rowhouse building. The parcel is currently developed with a single detached dwelling and detached garage. A development permit application has not been submitted at this time.

An amendment to Map 2 of the *North Hill ARP*, to change the future land use policy from Low Density Residential to Low Density Residential or Low Density Multi-Dwelling, is required to accommodate the proposal.

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A detailed planning evaluation of the application, including location maps and site context, is provided in Attachment 1, Background and Planning Evaluation.

**STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)**

- ☒ Outreach was undertaken by the Applicant
- ☒ Public/Stakeholders were informed by Administration

**Applicant-Led Outreach**

As part of the review of the proposed land use amendment application, the applicant was encouraged to use the [Applicant Outreach Toolkit](#), to assess which level of outreach with public stakeholders and the Community Association was appropriate. The applicant has provided a brief summary of contact with neighbouring property owners. This is contained in Attachment 4. This included mail drop and door knocking to residents within 90 metres of the site and outreach to both the Community Association and the Ward Councillor's office.

**City-Led Outreach**

In keeping with Administration's practices, this application was circulated to stakeholders, notice posted on-site, published [online](#), and notification letters were sent to adjacent landowners.

Administration received three emails from local residents. The emails were unsupportive of the application, citing concerns around lack of parking and/or traffic generation.

The Mount Pleasant Community Association provided a letter in support of the proposed land use redesignation, dated 2020 November 23 (Attachment 5).

Administration considered the relevant planning issues specific to the application and has determined the proposal to be appropriate. Parking requirements will be reviewed and determined at the development permit stage.

Following Calgary Planning Commission, notifications for Public Hearing of Council for the land use and policy amendment application will be posted on-site and mailed out to adjacent landowners. In addition, Commission's recommendation and the date of the Public Hearing will be advertised.

**IMPLICATIONS**

**Social**

This proposed land use would allow for a wider range of housing types than the existing R-C2 District. The proposed change may better accommodate the housing needs of different age groups, lifestyles and demographics.

**Environmental**

This application does not include any actions that specifically address objectives of the [Climate Resilience Strategy](#). Further opportunities to align future development on this site with

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applicable climate resilience strategies will be explored and/or implemented at the development permit and building permit stages.

**Economic**

The potential increase in population would mean opportunities for modest increases of use for local goods and services, benefitting the micro-economy in this part of the Mount Pleasant community.

**Service and Financial Implications**

No anticipated financial impact.

**RISK**

There are no known associated risks with this application.

**ATTACHMENT(S)**

1. Background and Planning Evaluation
2. Proposed North Hill Area Redevelopment Plan Amendment
3. Applicant Submission
4. Applicant Outreach Summary
5. Community Association Response

**Department Circulation**

General Manager (Name)	Department	Approve/Consult/Inform